

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Robert G. Stone  
 I, or we, the legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 402.1 to permit a side yard setback of 10 feet in lieu of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The house meets all zoning requirements except that one side yard is 10 ft. rather than 15 ft. There is no practical way to change this situation by altering the structure or any other means. When we bought the house, it had been used as a duplex for at least 8 years. I had no reason to question the validity of this arrangement since there are several duplexes (converted) in the area. In order to sell the house on a V.A. contract, it must meet zoning requirements or be approved by the Zoning Commissioner.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
 Address \_\_\_\_\_  
 Newark, Delaware 19101  
 Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_  
 Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day

of April 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 3rd day of June 1980 at 9:45 o'clock A.M.

*[Signature]*  
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 SW/S Montgomery St. 245' SE Kent Ave., 1st District : OF BALTIMORE COUNTY  
 ROBERT G. STONE, et ux, Petitioners : Case No. 80-246-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing, date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]* John W. Hession, III  
 People's Counsel for Baltimore County  
 Rm. 223, Court House  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 14th day of May, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Robert G. Stone, 105 Rhett Court, Newark, Delaware, 19711, Petitioners.

*[Signature]*  
 John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. & Mrs. Robert G. Stone  
 105 Rhett Court  
 Newark, Delaware 19711

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 3rd day of April, 1980.

*[Signature]*  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

Petitioner Robert G. Stone, et ux

Petitioner's Attorney \_\_\_\_\_ Reviewed by: *[Signature]*  
 Nicholas B. Commodari  
 Chairman, Zoning Plans  
 Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 22, 1980

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

cc: Nicholas B. Commodari  
 Chairman

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

Mr. & Mrs. Robert G. Stone  
 105 Rhett Court  
 Newark, Delaware 19711

RE: Item No. 194  
 Petitioners - Robert G. Stone, et ux  
 Variance Petition

Dear Mr. & Mrs. Stone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to legalize the existing two-apartment dwelling on this property, the Variance for side setback is required as provided in Section 402.1 of the zoning regulations.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and hearing scheduled accordingly.

Very truly yours,  
*[Signature]*  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

April 25, 1980

Re: Item #194 (1979-1980)  
 Property Owner: Robert G. & Joan K. Stone  
 S/WS Montgomery St. 245' S/E Kent Ave.  
 Existing Zoning: DR 5.5  
 Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 15' for a two-family dwelling.  
 Acre: 0.23 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Montgomery Street, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

### Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Montgomery Street.

Item #194 (1979-1980)  
 Property Owner: Robert G. & Joan K. Stone  
 Page 2  
 April 25, 1980

### Water and Sanitary Sewer: (Cont'd)

This property is indicated as utilizing private onsite sewage disposal. The cost of required connection to the public sanitary sewer is entirely the responsibility of the Petitioner.

Very truly yours,

*[Signature]*  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:EAM:FWR:ss  
 cc: J. Wimbley  
 R. Powell

L-SE Key Sheet  
 1 NW 22 Pos. Sheet  
 SW 1 F Topo  
 95 Tax Map

Baltimore County  
 Department of Traffic Engineering  
 TOWSON, MARYLAND 21204  
 (301) 494-3550

STEPHENE COLLINS  
 DIRECTOR

May 6, 1980

Mr. William Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items No. 188, 191, 194, 195 and 196 with regard to the Zoning Advisory Committee Meeting of April 8, 1980.

Very truly yours,

*[Signature]*  
 Michael S. Flanagan  
 Engineer Associate II

MSF/bza

ORDER RECEIVED FOR FILING  
DATE June 13, 1980  
BY ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13<sup>th</sup> day of June, 1980, that the herein Petition for Variance to permit a side yard setback of ten feet in lieu of the required fifteen feet, in accordance with the site plan filed herein and dated March 28, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Utilization of the existing improvement shall only be as a two-family dwelling and shall terminate at such time as the improvement is used as a single-family dwelling.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*John D. Seyffert*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

May 9, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #194, Zoning Advisory Committee Meeting, April 8, 1980, are as follows:

Property Owner: Robert G. and Joan K. Stone  
Location: SW/S Montgomery St 245' SE Kent Ave  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 15' for a two-family dwelling  
Acres: 0.23  
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 9, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #194, Zoning Advisory Committee Meeting of April 8, 1980, are as follows:

Property Owner: Robert G. & Joan K. Stone  
Location: SW/S Montgomery St. 245' SE Kent Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 15' for a two-family dwelling.  
Acres: 0.23  
District: 1st

The dwelling is presently served by metropolitan water and a private sewage disposal system. Metropolitan sewer is available and it is recommended that the dwelling be connected to sewer, and the septic system be abandoned and backfilled in an approved manner.

Very truly yours,

*Don J. Roop*  
Don J. Roop, Director  
BUREAU OF ENVIRONMENTAL SERVICES

1JF/ft



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

May 13, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Robert G. & Joan K. Stone

Location: SW/S Montgomery Street 245' SE Kent Ave.

Item No: 194 Zoning Agenda: Meeting of April 8, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. McConnett* Noted and Approved: *George M. McConnett*  
Planning Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

April 14, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #194 Zoning Advisory Committee Meeting, April 8, 1980

are as follows:

Property Owner: Robert G. & Joan K. Stone  
Location: SW/S Montgomery St. 245' SE Kent Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 15' for a two-family dwelling.

Acres: 0.23  
District: 1st

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the and other applicable Codes.
- X B. A building/ \_\_\_\_\_ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-6" of lot line. A minimum 9" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, verify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments - Existing as 2 apt dwelling to be sold as same.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.  
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

C&B/rjg

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1980

Mr. William R. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 8, 1980

RE: Item No: 188, 190, 191, 192, 194, 195, 196  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

NNP/bp

## PETITION FOR VARIANCE

1st District

ZONING: Petition for Variance for side yard setback

LOCATION: Southwest side of Montgomery Street, 245 feet Southeast of Kent Avenue

DATE & TIME: Tuesday, June 3, 1980 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 10 feet in lieu of the required 15 feet

The Zoning Regulation to be excepted as follows:

Section 102.1 - Conversion of Dwellings

All that parcel of land in the First District of Baltimore County

Being the property of Robert G. Stone, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 3, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM R. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. R. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
Petition No. 83-246A Item 194

TO: \_\_\_\_\_ Date: May 9, 1980

FROM: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

Petition for Variance for side yard setback  
Southwest side of Montgomery Street, 245 feet Southeast of Kent Avenue  
Petitioner - Robert G. Stone, et ux

First District

HEARING: Tuesday, June 3, 1980 (9:45A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab



Mr. & Mrs. Robert G. Stone  
105 Rhett Court  
Newark, Delaware 19711

May 6, 1980

NOTICE OF HEARING

RE: Petition for Variance - SW/S Montgomery Street, 245' SE of  
Kent Avenue - Case No. 80-246-A

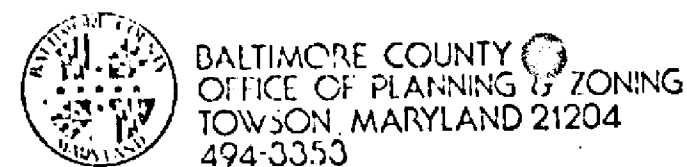
TIME: 9:45 A.M.

DATE: Tuesday, June 3, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Ms. Nancy Timer  
Clark & Associates  
The Clark Building  
Columbia, Maryland 21044



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 23, 1980

Ms. Nancy Timer  
Clark & Associates  
The Clark Building  
Columbia, Maryland 21044

RE: Petition for Variance  
SW/S Montgomery St., 245' SE of  
Kent Avenue  
Case No. 80-246-A

Dear Ms. Timer:

This is to advise you that \$36.80 is due for  
advertising and posting of the above property.

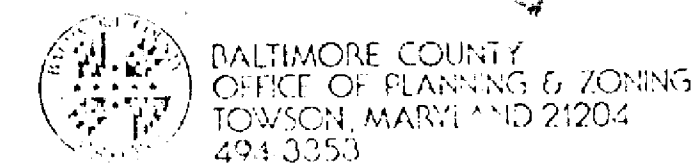
Please make check payable to Baltimore County, Maryland and  
remitt to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

cc: Mr. & Mrs. Robert G. Stone  
105 Rhett Court  
Newark, Delaware 19711



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 13, 1980

Mr. & Mrs. William R. MacHargue  
5927 Montgomery Street  
Baltimore, Maryland 21230

RE: Petition for Variance  
SW/S of Montgomery Street, 245'  
SE of Kent Avenue - 1st Election  
District  
Robert G. Stone, et ux -  
Petitioners  
NO. 80-246-A (Item No. 194)

Dear Mr. & Mrs. MacHargue:

I have this date passed my Order in the above referenced matter in ac-  
cordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. & Mrs. Robert G. Stone  
105 Rhett Court  
Newark, Delaware 19711

John W. Hessian, III, Esquire  
People's Counsel

CLARK  
& Associates  
Realtors

March 28, 1980

The Clark Building  
Columbia  
Maryland 21044

301/730-3436

9051 Baltimore  
National Pike  
Ellicott City  
Maryland 21043

301/491-1436

9110 Frederick Road  
Ellicott City  
Maryland 21043

301/461/2355

Mr. Wm. E. Hammond  
Zoning Commissioner  
111 West Chesapeake  
Baltimore City Office  
Towson, Maryland 21204

Dear Mr. Hammond:

Today a petition for zoning variance, number 194, was submitted  
for the property located at 5927 Montgomery Street. The property  
is under a contract of sale with VA Financing. The VA discovered  
that even though the property was built in 1952 and converted to  
a two family dwelling in 1960, it is not legally zoned for such.  
When the present owners, Robert & Joan Stone, purchased the  
property in 1973 with a conventional mortgage this was not apparent.

The home meets all of the requirements to be a two family dwelling  
except the setback on one side is ten feet rather than fifteen  
feet. The space under question is approximately half of a common  
driveway between two properties.

The purpose of this letter is to request as early a hearing as  
possible for this variance because of the time constraint imposed  
in the Contract of Sale and the real financial risk to the buyer  
of delaying settlement. The interest rate has increased 15% just  
since the contract was signed.

Since the buyers, William & Elaine MacHargue, have already taken  
presettlement occupancy, rented the efficiency apartment to his  
sister, and it is very doubtful whether they could qualify for  
the mortgage payments at a higher interest rate, please consider  
scheduling the hearing as soon as you can.

Thank you for your consideration.

Sincerely,

Nancy Timer

Nancy Timer

Beginning at a point on the southwest side of Montgomery Street  
245' southeast of Kent Avenue, as recorded in the Land Records  
of Baltimore County in Plat Look 6 Folio 116, Plat of Catonsville  
Manor, being known as Lots 19-22 otherwise known as 5927 Montgomery  
Avenue.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12<sup>th</sup> Date of Posting: MAY 16, 1980  
Posted for: PETITION FOR VARIANCE  
Petitioner: ROBERT G. STONE, ET AL  
Location of property: SW/S MONTGOMERY ST. 145' SE of KENT AVENUE  
Location of Signs: FRONT 5927 MONTGOMERY ST.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: MAY 22, 1980

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 23<sup>rd</sup> day of March, 1980

Filing Fee \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

William E. Hammond, Zoning Commissioner

Petitioner: Robert & Joan Stone Submitted by: Nancy Timer

Petitioner's Attorney: [Signature] Reviewed by: [Signature]

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:			Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>							
Previous case:			Map #							

PETITION FOR VARIANCE  
1st DISTRICT

ZONING: Petition for Variance for  
side yard setback  
LOCATION: Southwest side of  
Montgomery Street, 245' SE  
of Kent Avenue  
DATE & TIME: Tuesday, June 3,  
1980 at 9:45 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing:

Petition for Variance to permit a  
side yard setback of 10 feet in lieu  
of the required 15 feet.

The Zoning Regulation to be re-  
vised as follows:  
Section 401-Conversion of Dwell-  
ings

All that parcel of land in the First  
District of Baltimore County  
beginning at a point on the south-  
west side of Montgomery Street 245'  
of Kent Avenue, as re-  
corded in the Land Records of Bal-  
timore County in Plat Book 8 Folio  
116, Plat of Catonsville Manor, being  
known as Lots 19-22 otherwise  
known as 5927 Montgomery Avenue.

Being the property of Robert G.  
Stone, et ux, as shown on plat filed  
with the Zoning Department

Effective Date: Tuesday, June 3,  
1980 at 9:45 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
May 15

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., 19--

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once in each  
of successive weeks before the  
day of 19-- the first publication  
appearing on the day of 19--

THE JEFFERSONIAN

[Signature]  
Manager

Cost of Advertisement, \$ 17.50

68884  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: June 1, 1980 ACCOUNT: 01-662 AMOUNT: \$36.80

RECEIVED FROM: Robert G. Stone FOR: Advertising and Posting for Case No. 80-246-A

AMOUNT: \$25.00

DATE: May 6, 1980 ACCOUNT: 01-662

RECEIVED FROM: Nancy Timer FOR: Filing Fee for Case No. 80-246-A

AMOUNT: \$25.00

VALIDATION OF SIGNATURE OF CARRIER

VALIDATION OF SIGNATURE OF CARRIER

250004

68881

BALTIMORE COUNTY, MARYLAND  
OFFICE OF REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: June 1, 1980 ACCOUNT: 01-662 AMOUNT: \$36.80

RECEIVED FROM: Robert G. Stone FOR: Advertising and Posting for Case No. 80-246-A

AMOUNT: \$25.00

DATE: May 6, 1980 ACCOUNT: 01-662

RECEIVED FROM: Nancy Timer FOR: Filing Fee for Case No. 80-246-A

AMOUNT: \$25.00

VALIDATION OF SIGNATURE OF CARRIER

VALIDATION OF SIGNATURE OF CARRIER

250004

68881



Office of  
**COLUMBIA**  
**Publishing Corp.**  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

19

**PETITION FOR VARIANCE**  
1st District  
**ZONING:** Petition for Variance for side yard setback  
**LOCATION:** Southwest side of Montgomery Street 245 feet  
Southwest of Kent Avenue  
**DATE & TIME:** Tuesday, June 3, 1980 at 8:45 A.M.  
**PUBLIC HEARING:** Room 106, County Office Building, 111 V. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a side yard setback of 10 feet in lieu of the required 15 feet  
The Zoning Regulation to be excepted as follows:  
Section 402.1 - Conversion of Dwellings  
All that parcel of land in the First District of Baltimore County  
Beginning at a point on the southwest side of Montgomery Street 245' southwest of Kent Avenue, and extending in the Land Record of Baltimore County in Plat Book 5 Folio 116 Plat of Catonsville Manor, being known as Lot 10-22 otherwise known as 5927 Montgomery Avenue.  
Being the property of Robert G. Stone, et ux, as shown on plat filed with the Zoning Department  
Hearing Date: Tuesday, June 3, 1980 at 8:45 A.M.  
Public Hearing: Room 106 County Office Building, 111 V. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

May 15.

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION FOR VARIANCE FOR SIDE YARD SETBACK  
SOUTHWEST SIDE OF MONTGOMERY ST., 245 FEET  
SOUTHEAST OF KENT AVENUE  
was inserted in the following:

- ☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 16th day of May 1980, that is to say, the same was inserted in the issues of

5 / 15 / 80

COLUMBIA PUBLISHING CORP.  
By Nancy Koster

[illegible]

**CLARK & ASSOCIATES**  
*realtors*  
*The Clark Building*  
*Columbia*  
*Maryland 21044*  
*301/730-8426*

**Nancy Timer**  
home/730-8196

**IN THE CIRCUIT COURT**

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

\$14.30